

## Department of Planning and Zoning

149 Church Street  
Burlington, VT 05401  
Telephone: (802) 865-7188  
(802) 865-7195 (FAX)  
(802) 865-7142 (TTY)

David White, AICP, Director  
Ken Lerner, Assistant Director  
Sandrine Thibault, AICP, Comprehensive Planner  
Jay Appleton, GIS Manager  
Scott Gustin, AICP, Senior Planner  
Mary O'Neil, AICP, Senior Planner  
Nic Anderson, Zoning Clerk  
Elsie Tillotson, Department Secretary



**TO:** Design Advisory Board  
**FROM:** Scott Gustin  
**DATE:** June 25, 2013  
**RE:** 13-1248PD, 196 South Union Street

Zone: I Ward: 6  
Owner/Representative: Jerold Edwards / Lawrence Walden & Chuck Reiss

**Request:** Construct new single family detached condominium structure at rear of property.

### OVERVIEW:

The applicant is requesting approval to construct a single detached dwelling unit in the back yard of a property containing an existing two-unit condominium. Additional parking, walkways, and landscaping are also proposed. A similar proposal was approved in 2006; however, it was never constructed, and the permit expired.

### ARTICLE 6: DEVELOPMENT REVIEW STANDARDS

#### *Part 1, Land Division Design Standards*

Not applicable.

#### *Part 2, Site Plan Design Standards*

##### *Sec. 6.2.2, Review Standards*

###### *(a) Protection of important natural features*

The subject property contains no identified significant natural areas. The building site is wooded, and some trees will be removed. Much of the wooded area to the rear of the building site will remain. No clearing limits are depicted on the site plan and must be.

###### *(b) Topographical alterations*

The site slopes downhill from east to west. Some earthwork and grading is proposed; however, the overall slope will be retained. The proposed building will be somewhat set into the hillside with more exposure to the west end than on the east end.

###### *(c) Protection of important public views*

There are no important public views from or through the subject property.

###### *(d) Protection of important cultural resources*

The subject property contains no known archaeological features; however, the existing residence is historically significant as noted under Sec. 6.3.2 (b) below.

###### *(e) Supporting the use of alternative energy*

The proposed dwelling unit will take advantage of its southern exposure with a rooftop PV solar array.

*(f) Brownfield sites*

The property is not an identified brownfield.

*(g) Provide for nature's events*

The proposed development is not large enough to require a post-construction stormwater management plan. Ample green space remains, and a pervious patio is proposed as are several rain gardens.

A construction site erosion control plan is required and has been provided. That plan is subject to review and approval by the Stormwater Administrator.

*(h) Building location and orientation*

The proposed building is clearly secondary to the existing primary structure onsite. It will be set relatively far to the rear of the existing home and will have little, if any, perceptible impact on the existing streetscape.

*(i) Vehicular access*

The existing driveway will provide vehicular access to the proposed home. No changes are proposed.

*(j) Pedestrian access*

The front entry of the proposed home faces the street and will be connected to the public sidewalk system with a walkway.

*(k) Accessibility for the handicapped*

No handicap accessibility is evident in this proposal, nor is it required.

*(l) Parking and circulation*

There is an existing parking area onsite. It will be modified to include room for parking spaces associated with the new dwelling unit. The parking remains behind the primary residence. Circulation remains tight but functional.

*(m) Landscaping and fences*

Some basic landscaping details have been provided and note several rain garden locations on the property. Insofar as this proposal is for a single family dwelling, these basic landscaping details are adequate.

*(n) Public plazas and open space*

No public plazas or open space are included in this proposal.

*(o) Outdoor lighting*

Outdoor lighting fixture locations are noted over the proposed building entryways. The locations are acceptable; however, no fixture cut sheets have been provided and must be.

*(p) Integrate infrastructure into the design*

Any new utility lines must be buried. No new ground mounted mechanicals or air conditioners are evident.

### ***Part 3, Architectural Design Standards***

#### ***Sec. 6.3.2, Review Standards***

##### ***(a) Relate development to its environment***

###### ***1. Massing, Height, and Scale***

The proposed building is significantly smaller than the primary residence. It is basically a Cape style structure with 1.5 stories; although perceived height varies with the sloping grade. Structural massing is simple, and the scale is moderate. Overall height is about 27' based on the average grade.

###### ***2. Roofs and Rooflines***

The pitched gable roof differs from that of the primary residence; however, such roof forms are commonly employed in residential construction.

###### ***3. Building Openings***

Fenestration is clean and simple and reflects the clean basic lines of the proposed building. Windows consist of awning and casement units.

##### ***(b) Protection of important architectural resources***

The existing residence onsite is historically significant and is included in the National Register of Historic Places. This structure will remain unchanged. The new building is set relatively far behind this historic building and reads as clearly subordinate to it.

##### ***(c) Protection of important public views***

See 6.2.2 (c) above.

##### ***(d) Provide an active and inviting street edge***

The proposed home is located to the rear of the subject property and will have virtually no perceptible impact on the existing street edge.

##### ***(e) Quality of materials***

Exterior building materials consist of fiber cement clapboards and panels (with an alternative for shingles) with composite trim. Standing seam roofing is proposed along with clad wooden windows. These materials are of acceptable quality and reasonable durability.

##### ***(f) Reduce energy utilization***

As noted previously, a PV solar array is proposed on the building's rooftop. The proposed construction must also comply with the city's current energy efficiency requirements.

##### ***(g) Make advertising features complimentary to the site***

Not applicable.

##### ***(h) Integrate infrastructure into the building design***

No mechanical units are evident in the project plans. No vents or similar features are evident either. If any such items are included, they must be depicted in the project plans.

*(i) Make spaces safe and secure*

The new building will be subject to current egress requirements.

**RECOMMENDED MOTION:**

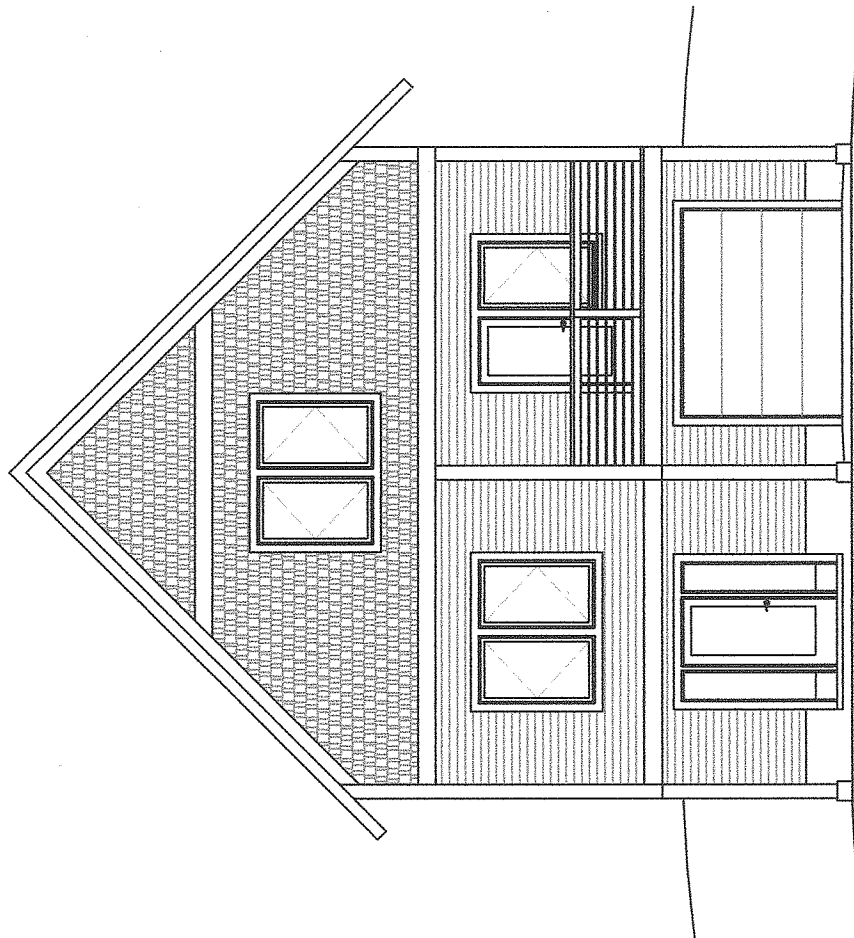
Recommend approval and forward to the Development Review Board subject to the following conditions:

1. Provide a revised site plan that clearly depicts tree clearing limits.
2. Provide outdoor lighting fixture cut sheets.
3. Depict any exterior vents or similar features on revised building elevations.

RECEIVED

JUN 12 2013

DEPARTMENT OF  
PLANNING & ZONING



1 West Elevation - Alternative Shingle  
Option for Upper Siding





RECEIVED

JUN 12 2013

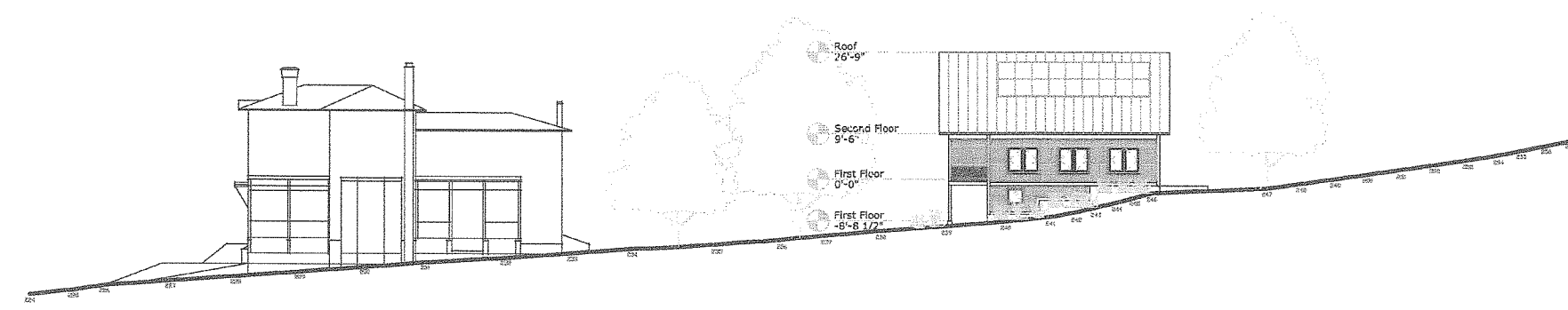
REISS  
BUILDING  
and  
RENOVATION  
DEPARTMENT OF  
PLANNING & ZONING

756 Buck Hill Road  
Hinesburg, Vermont  
05461

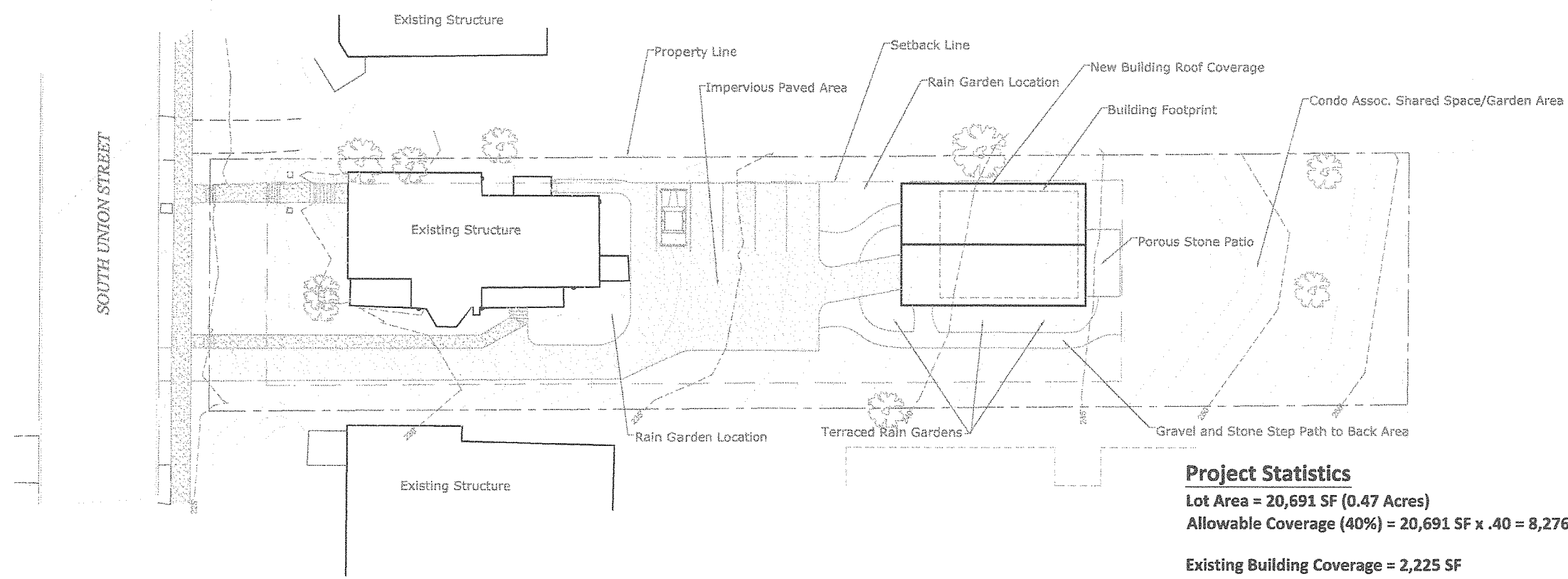
Contact: Chuck Reiss 802.482.3295

Notes

- Preliminary drawings



1 Site Section South  
Scale 1/16" = 1'



2 Site Plan  
Scale 1/16" = 1'

**Project Statistics**

Lot Area = 20,691 SF (0.47 Acres)  
Allowable Coverage (40%) = 20,691 SF x .40 = 8,276.4 SF

Existing Building Coverage = 2,225 SF  
Existing and Proposed Paving = 4,006 SF  
(Existing Impervious Paving = 3,175 SF)  
(Proposed Additional Paving = 831 SF)  
Total Existing Building and Proposed Paving = 6,231 SF  
Proposed New Building Coverage = 1,536 SF

Total Proposed Lot Coverage = 7,767 SF (37.5%)

Setbacks - Front = 15'  
Side = 6.6' (10% of 66')  
Rear = 75'

Walden Residence  
196 South Union Street  
Burlington, Vermont

Site Plan

06.11.2013

A-1.0

RECEIVED

JUN 12 2013

DEPARTMENT OF  
PLANNING & ZONING

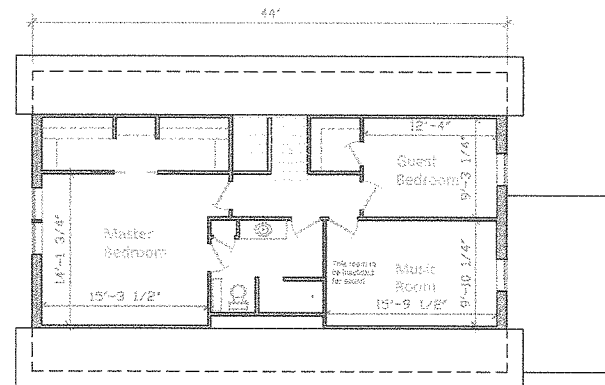
**REISS  
BUILDING  
and  
RENOVATION**

756 Buck Hill Road  
Hinesburg, Vermont  
05461

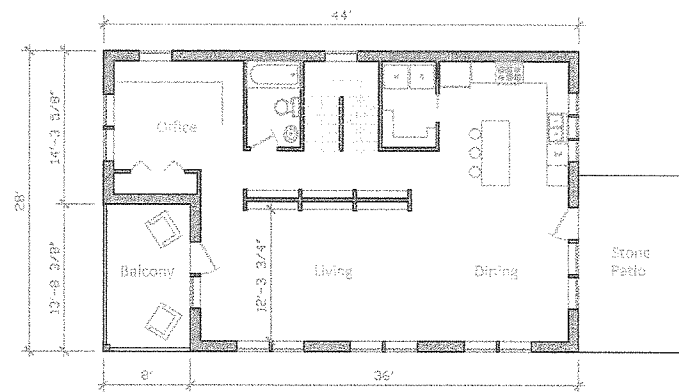
Contact: Chuck Reiss 802.482.3295

Notes

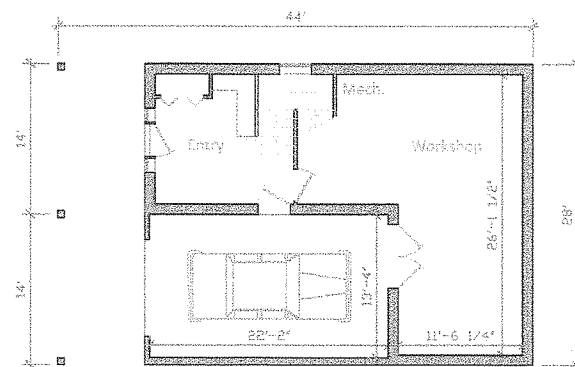
- Preliminary drawings



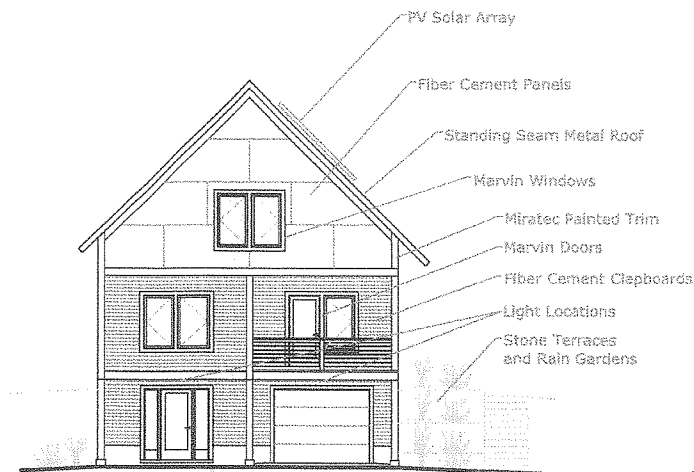
3 Second Floor Plan  
Scale 1/8" = 1'



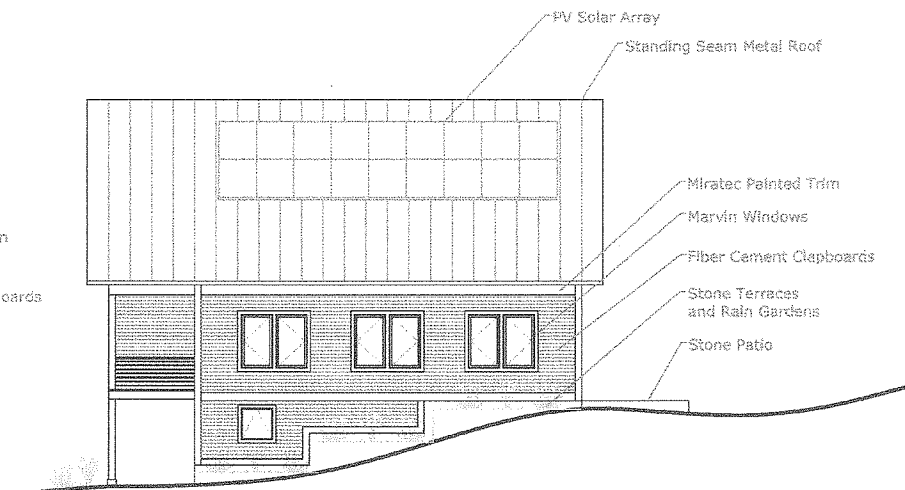
2 First Floor Plan  
Scale 1/8" = 1'



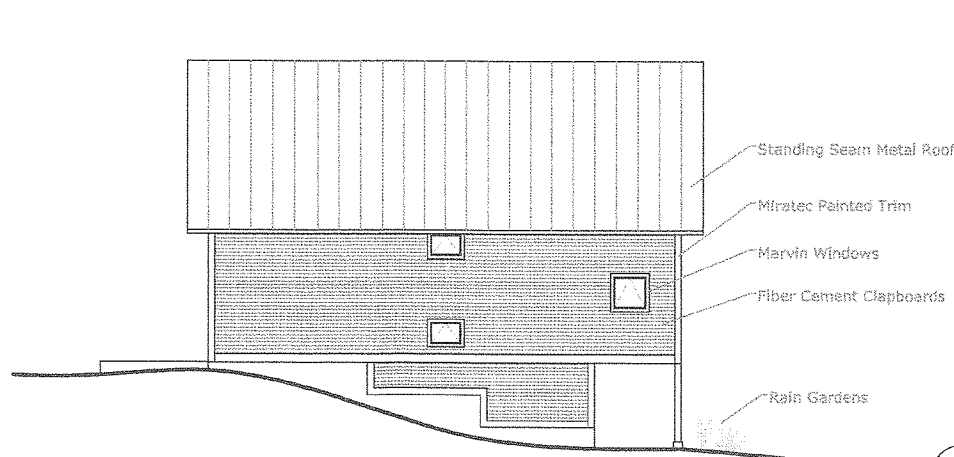
1 Basement/Entry Plan  
Scale 1/8" = 1'



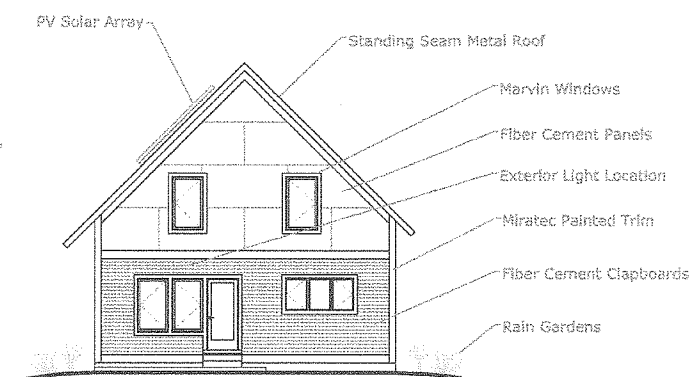
4 West Elevation  
Scale 1/8" = 1'



5 South Elevation  
Scale 1/8" = 1'



6 North Elevation  
Scale 1/8" = 1'



7 East Elevation  
Scale 1/8" = 1'

**Walden Residence**  
196 South Union Street  
Burlington, Vermont

Plans and Elevations

06.11.2013

A-2.1



